### PROSPECTUS - LEASE DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS WASHINGTON, DC

Prospectus Number: PDC-06-WA11

#### Project Summary

The General Services Administration (GSA) proposes a replacement lease(s) of up to 375,000 rentable square feet (rsf) for the Department of Justice, Office of Justice Programs (OJP), located at 800 K Street. NW and 810 7th Street, NW in Washington DC.

The proposed lease(s) includes expansion space that is based on the average growth rates of OJP in the preceding decade, and the need for shared space. Within the past seven years, OJP has experienced a 31% growth in employees/contractors due to an increased workload. OJP is expected to hire an additional 63 full time employees by 2011. The expansion space will accommodate the current demand and future growth while alleviating the overcrowding.

## **Acquisition Strategy**

In order to maximize flexibility in acquiring space to house OJP elements, GSA may issue a single, multiple award lease solicitation that will allow offerors to provide blocks of space able to meet these requirements in whole or in part.

#### **Description**

Occupants:

ОЈР

Delineated Area:

Washington, DC Central Employment Area,

North of Massachusetts Avenue, and

Southwest Waterfront)

Lease Type: Replacement/Expansion Justification:

Expiring Leases: 10/31/2011 and 8/31/2013

**Expansion Space:** 

57,000 rsf

Number of Parking Spaces: 1 Scoring:

7 Official Government Vehicles

Operating Lease

Proposed Maximum Leasing Authority:

15 years

<sup>&</sup>lt;sup>1</sup> DOL's security requirements may necessitate control of the parking at the leased location. This may be accomplished as a lessor-furnished service, as a separate operating agreement with the lessor, or as part of the

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Maximum Rentable Square Feet:

375,000 rsf

Current Total Annual Cost:

\$11,923,460

Proposed Total Annual Cost:<sup>2</sup>

\$18,375,000

Maximum Proposed Rental Rate:3

\$49.00 per rsf

# **Energy Performance**

GSA will incorporate energy efficiency requirements into the Solicitation for Offers and other documents related to the procurement of space for which this prospectus seeks authorization. GSA encourages offerors to work with energy service providers to exceed minimum

#### **Authorization**

- Approval of this prospectus by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works will constitute authority to lease space in a facility that will yield the required rentable area.
- Approval of this prospectus will constitute authority to provide an interim lease, if necessary, prior to the execution of the new lease.

<sup>&</sup>lt;sup>2</sup> Any new lease may contain an annual escalation clause to provide for increases or decreases in real estate taxes and operating costs.

This estimate is for fiscal year 2013 and may be escalated by 1.7 percent annually to the effective date of the lease to account for inflation.

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Certification of Need
The proposed project is the best solution to meet a validated Government need.
Submitted at Washington, DC, on December 21, 2010
Recommended:  Commissioner, Public Buildings Service
Approved: Administrator. General Services Administration